

Planning Resolution Ltd  
Thorncroft Manor  
Thorncroft Drive  
Leatherhead  
Surrey  
KT22 8JB

Mr Charles Thuaire  
Planning Services  
London Borough of Camden  
2nd Floor, 5 Pancras Square c/o Town Hall,  
Judd Street  
London  
WC1H 9JE

13<sup>th</sup> November 2018

Dear Charles

**Town & Country Planning Act 1990  
4 Wild Court and 75 Kingsway, London, WC2B 4AU**

On behalf of Z Hotels Ltd, we submit via the Planning Portal a S96a Non-Material Amendment application to remove Condition 13 of planning permission 2017/6808/P, approved 22/03/2018 for the 'Variation of Condition 19 (development in accordance with approved plans) of planning permission ref 2017/1611/P dated 23/11/2017 (for Change of use from private college (ClassD1) on Wild Court and retail unit (Class A1) on Kingsway and erection of new 7th and 8th floor roof extensions to provide a new 3909sqm (GIA) 211 bedroom hotel (Class C1), plus reinstatement of commercial entrance and ancillary café onto Kingsway, and new plant and PV panels on roof), namely to omit approved 8th floor, reduce approved 7th floor and alter layout of roof plant and PV panels with installation of new enclosure, in association with reduction of hotel size to 196 rooms and 3678sqm GIA' at 4 Wild Court and 75 Kingsway, London, WC2B 4AU.

S96a gives the power to make non-material changes to planning permission. The power conferred by subsection (1) includes power to (a) to impose new conditions, and (b) to remove or alter existing conditions.

Condition 13 was attached to the planning permission in error. Subsequent correspondence between Gabriel Berry-Khan, Senior Sustainability Officer (Planning) and Georgia Zygmunt Air Quality Consultants dated 17th July 2018 has confirmed that the AQA confirms that the construction phase is assessed as Low Risk, not Medium Risk, and as such the baseline dust monitoring condition (13) be removed.

On this basis the removal of Condition 13 can be considered 'non-material' as it was attached in error and thus serves no planning purpose.

The dust mitigation and monitoring measures appropriate to Low Risk sites (as per Mayor's SPD on Control of Dust Emissions) will be secured in the CMP. i.e. usual daily visual inspections, preventative approach, etc.

Condition 13

"No development shall take place (excluding site preparation works) until full details of the air quality monitors have been submitted to and approved by the local planning authority in writing. Such details shall include the location, number and specification of the monitors, including evidence of the fact that they have been installed in line with guidance outlined in the GLA's Control of Dust and Emissions during Construction and Demolition Supplementary Planning Guidance and have been in place for 3 months prior to the proposed implementation date. The monitors shall be retained and maintained on site for the duration of the development in accordance with the details thus approved."

We trust the application for removal of the condition is acceptable and look forward to the prompt confirmation of its registration and validation. However please contact me if you wish to discuss any matters in the meantime.

Yours sincerely

**David G Williams MRTPI**

Director  
Planning Resolution Ltd

david@planningresolution.co.uk  
Mob: [07702 759 034](tel:07702759034) Office: [0203 151 1626](tel:02031511626)